

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, DECEMBER 17, 2013 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Goldfarb, Hold, Herbach, d'Souza
Commissioners Absent: Mercer, Kim

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Associate Planner Gill, Recording Secretary Turning

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR - None

Consent Calendar items are considered to be routine and will be enacted by one motion. There will be no separate discussion on these items unless members of the Commission, staff or public request specific items to be removed for separate action.

4A. Minutes of December 3, 2013

Due to a lack of quorum, Chair Parsons moved the 12/3/13 minutes to the January 21, 2014 Planning Commission Meeting.

5A. PUBLIC HEARING – 2340 Hastings Drive

To consider a Conditional Use Permit and Design Review to amend the Carlmont Woods Detailed Development Plan (DDP) by adding a 294 square-foot addition to the existing 2,690 square foot residence for a total of 2,984 square feet. (Appl. No. 2013-0016)

APN: 045-482-200; Zoned: PD (Planned Development)

CEQA Status: Section 15301, Class 1(e)(1)

APPLICANT: Steve Wu

OWNER: Claus Wallacher & Nancy Yum

PROJECT PLANNER: Rob Gill (650) 598-4204

Associate Planner Gill summarized the Staff Report noting corrections to the project plans and staff report. Planner Gill, responded to questions of the Commission.

Chair Parsons confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Owner Nancy Yum provided background information on the property citing examples of similar properties and floor plans. Ms. Yum responded to questions from the Commission.

Architect Wu described the project providing information to the Commission.

Owner Claus Wallacher provided information on lighting and view impacts.

Chair Parsons opened the Public Hearing. Several members of the public spoke for and against the project.

MOTION: by Commissioner Herbach, seconded by Commissioner Hold, to close the Public Hearing.

Motion Passed 5/0/2 by show of hands.

Discussion ensued.

Chair Parsons recommended a motion to deny or continue the project to for re-design. Owner Wallacher requested a motion for de-design.

MOTION: By Commissioner Hold, seconded by Commissioner d' Souza to Continue the Single Family Design Review at 2340 Hastings Drive (Application Number 2013-0016) to re-design a smaller addition on the second story. Item to be continued to a date uncertain.

Ayes: Hold, d'Souza, Herbach, Parsons

Noes: Goldfarb

Absent: Mercer, Kim

Motion passed: 4/1/2

Due to the late hour, item 5C, 1320 Talbryn Drive was moved to the January 21, 2014 Planning Commission Meeting.

Motion by: Vice Chair Herbach, seconded by Commissioner d'Souza to move 1320 Talbryn Drive to a date certain of January 21, 2014.

Motion passed: 5/0/2 by show of hands.

8:30 pm – Meeting break requested to clear the room for the next item.

8:45 pm – Meeting resumed.

5B. PUBLIC HEARING – 1001 and 1041 Old County Road (699 Ralston Avenue)
To consider a Conditional Use Permit, Grading Plan, Tree Removal Permit, and Design Review to construct a new gasoline station, food mart and carwash. (Appl. No. 2011-0043)
APN: 040-332-140 & 040-332-230; Zoned: C-3 and C-4 (Highway & Service Commercial)
CEQA Status: Mitigated Negative Declaration
APPLICANT: Muthana Ibrahim
OWNER: Jon Greco
PROJECT PLANNER: Damon DiDonato, (650) 637-2908

Senior Planner DiDonato summarized the Staff Report answering questions of the Commission.

Planning Consultant Allison Knapp, Applicant Muthana Ibrahim and owner Jon Greco responded to questions from the Commission as well.

Chair Parsons opened the Public Hearing. No one from the Public spoke on the project.

MOTION: by Commissioner Goldfarb seconded by Commissioner Hold to close the Public Hearing.

Motion Passed 5/0 by show of hands.

Chair Parsons confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Discussion ensued. Staff was directed to return to the Commission with additional information on the project.

MOTION: By Vice Chair Herbach, seconded by Commissioner d'Souza to Continue the Conditional Use Permit, Design Review Grading Plan and Tree Removal Permit for the Construction of a Car Wash, Food Mart and Gasoline Station on Two Lots at 1001 and 1041 Old County Road (APN: 040-332-140 & 040-332-230) to a date uncertain.

Ayes: Herbach, d'Souza, Hold Goldfarb, Parsons

Noes: None

Absent: Mercer, Kim

Motion Passed: 5/0/2

6. REPORTS, STUDIES AND UPDATES:

6A. Caltrain Modernization Program/High Speed Rail – *No Report*

6B. Ralston/US-101 Landscape Project – *No Report*

Community Development Director de Melo noted the introduction meeting for the Firehouse Square Walking Tour would be held the next day, December 18, 2013 at the Good Shepard Church. Start time: 8:30 am.

7. City Council Meeting of Tuesday, January 14, 2014 – 7:30 PM

Liaison: Commissioner Hold
Alternate: Commissioner Mercer

Meeting Adjourned: 11:30 pm

8. ADJOURNMENT:

The January 7, 2014 Planning Commission Meeting was cancelled.

Adjournment To: Tuesday, January 21, 2014 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.